

HAYMEYER FAMILY DEFENCE

DENY THAT NATIONAL SUGAR STOCK WAS ISSUED GRATIS.

It was a reasonable price for the Properties Taken Over in Merger—Answer in Government Suit to Dissolve American Sugar Refining Company.

The answer of Henry O. Havemeyer, wife and children in the Government's civil action under the Sherman law to dissolve the American Sugar Refining Company was filed yesterday afternoon in the United States Circuit Court.

The answer denies that H. O. Havemeyer entered into a scheme with James H. Post, John E. Parsons and anybody else to destroy competition between the American Sugar Refining Company and the other.

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THE REAL ESTATE MARKET

SOME BIG TRANSACTIONS SLATED FOR THE WEEK.

Another Transfer Involving \$700,000 in the Air for 42nd Street—A Quick Turnover in 32d Street—Rug Dealer to Move to New Retail Centre—Dr. Washington Buys Summer Home.

There are several big real estate deals which may come to a head soon, and the indications are for another busy week in the local market.

One transfer reported yesterday as having been practically concluded affects the district in which the West Presbyterian Church property was taken over last week by F. G. Bourne. This is the Elizabeth McDonald estate holding at No. 37 to 41 West Forty-second street.

Consisting of old four and five story buildings extending through 200 feet of West Forty-third street where they are known as Nos. 46 and 48. These properties, which have a frontage on Forty-second street of 32 feet, have been held at \$700,000 and it is understood that they will be used for an improvement that will be in keeping with the building Mr. Bourne will erect for the Aeolian Company. Adjoining the McDonald holdings on the west is the old home of the Harmonie Club, which is owned by the Gerry estate. Between the McDonald plot and the West Presbyterian is the Spalding building. It is a territory that is bound to figure quite extensively in the market for some time to come, now that the operators have begun to pay some attention to the district, which is very nicely placed, being in the immediate neighborhood of the Grand Central Terminal and a short walking distance from the Pennsylvania station, while there are subway stations on either hand.

A quick turnover was made on the property at No. 19 East Thirty-second street, a five story dwelling on lot 25x98.9, recently bought by I. Randolph Jacobs, who acquired at the same time No. 100 Madison avenue. Mr. Jacobs sold the Thirty-second street plot yesterday to the corporation of Horace S. Ely & Co., who are erecting a four story and basement dwelling on lot 26.6x98.9, between Fifth and Madison avenues. The property, which has been in the same hands for more than thirty years, will be improved with a new six story structure, which will be occupied entirely by the rug company as offices, storehouse, show and sales rooms.

The region of Seventh avenue and Fifty-sixth street is one that has not been neglected. Carnegie Hall, the Wellington Hotel, the Hotel Grenoble, the Van Corleair and other good structures being in that locality. The one property that is not in keeping with the surroundings is the southeast corner of the thoroughfares, which is occupied by a saloon and stables on a plot 75.5x100 feet adjoining the Wellington. This has now been sold by Slavson & Potts for Mary C. O'Brien to John May and Patrick Ryan, who own a cafe at 701 Eighth avenue at the northwest corner of Forty-fourth street. The buyers would not say whether they would ultimately improve the plot, but intimated that their present intention was to continue the saloon business of the present tenant. It is a neighborhood of big apartment hotels and it would not be surprising if the property is transferred before long to different interests.

The apartment house known as the La Salle at 605 West 151st street has been sold by the Karnack Realty Company, presided over by Allen, president of the property, which occupies a plot 75.5x100 feet, is a six story elevator apartment built in 1909 from plans of Neville & Bagge. The district is well developed with structures of the same general character.

Booker T. Washington, the well known negro educator, is the purchaser of the J. Cornell Brown property, consisting of a fine twelve room house with two and a half acres of ground, which has some shore frontage on the Rockaway section, and will commence operations at once on a dock and warehouse which will be used as a distributing center for naphtha, gasoline and other products of the Standard Oil, of which it is a subsidiary company.

The F. B. Ackerson Company, whose developments at Brighton Beach, Terrace, Beverly Square and Roosevelt have been uniformly successful, having commenced business in 1908 with a capital stock of \$500,000, is planning to move to a new location in 1910, now finds itself in need of more money in order to build houses for purchasers of plots equally at Brighton Beach and Roosevelt, the former being near Bay Shore, and on Long Island, while Roosevelt Park is at Mablewood, N. J., a suburb of Orange. The stock to be offered from the treasury is 8 per cent. cumulative, payable quarterly.

Thomas F. Ryan has formally transferred to Henry Corn the buildings Nos. 43 and 45 West Forty-second street, corner of Twelfth street, on plot 131.6x150. Mr. Corn in turn has transferred the same property to the Fifth Avenue and Twelfth Street Company, the latter borrowing a building loan of \$125,000 from the Equitable Life Assurance Society, while Mr. Corn secured another loan of \$85,000 on the same property through the same society.

Dr. Clement H. Smith has sold a five story tenement at No. 438 West Twenty-sixth street, 100 ft. for 1. Blum to a client for investment.

SIXTY-FIFTH STREET—Henry Broder has sold for Henry H. Korn a six story dwelling at 137 West Sixty-fifth street, on lot 18.9x100.5.

SECOND AVENUE—Henry Broder has sold for the American Realty Company a five story building at the northeast corner of Seventh avenue and 121st street, on lot 25x100.5, to a client, who gives in part payment a country place near Passaic and a plot of lots at Hastings-on-Hudson.

SEVENTH AVENUE—J. J. Hagerly has sold for Nicholas Lopard to Margaret Foley the two family dwelling at No. 1421 Longfellow avenue, on lot 25x100.5.

SEVENTH AVENUE—J. J. Hagerly has sold for the four story tenement at No. 248 Second avenue, on lot 20x100.

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A. E. Karselen has rented for A. Weigert a cottage on Surf avenue, Edgewater, N. J., to Louis De Muth for the summer season.

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